SAN MATEO COUNTY ECONOMIC FORECAST

San Mateo County is located on the Bay Area Peninsula, south of San Francisco County. San Mateo County has a population of 768,100 people and approximately 401,700 wage and salary jobs. The per capita income in San Mateo County is $104,567, and the average salary per worker is $118,722.
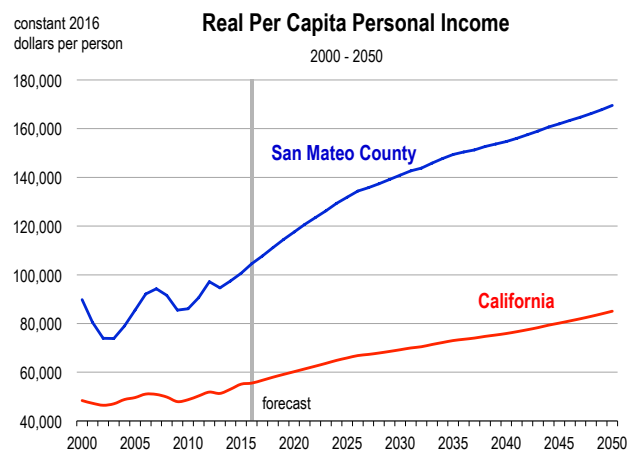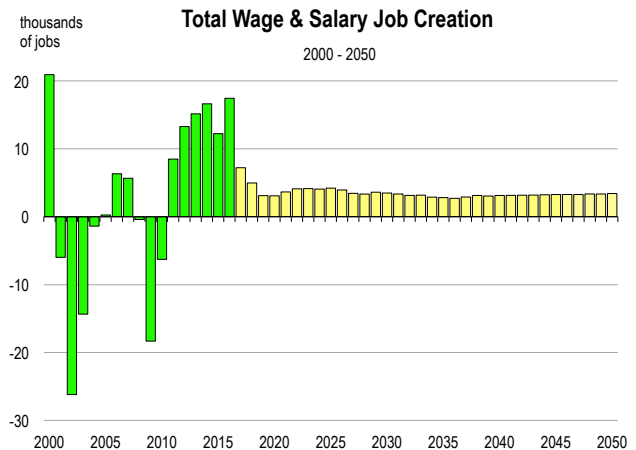
In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In San Mateo County, total employment grew by 17,500 jobs, representing a growth rate of 4.5 percent. The unemployment rate improved during the year, falling from 3.6 percent in 2015 to 3.0 percent in 2016.

In 2016, the largest employment increases were observed in professional services (+3,700 jobs), information (+3,300 jobs), and transportation and utilities (+3,100 jobs). Meaningful job losses were not observed in any major sector.

Between 2011 and 2016, the population of San Mateo County grew at an annual average rate of 1.0 percent. Net migration was responsible for almost half of this growth, with an average of 3,400 net migrants entering the county each year.

FORECAST HIGHLIGHTS

- Total employment is expected to increase by 1.8 percent in 2017. From 2017 to 2022, job growth is projected to average 0.9 percent per year.

- Average salaries are currently well above the California average, and will remain so over the forecast horizon. In San Mateo County, inflation-adjusted salaries are projected to rise by an average of 3.2 percent per year from 2017 to 2022.

- Between 2017 and 2022, employment growth will be led by professional services, information, education and healthcare, transportation and utilities, and leisure services. Together, these sectors will account for 88 percent of net employment growth over this period.

- The population will grow at a rate of approximately 0.7 percent in 2017. Annual growth in the 2017-2022 period is expected to average 0.6 percent.

- Over the 2017-2022 forecast period, net migration will account for 25 percent of total population growth. During this time frame, an average of 1,200 net migrants will enter the county each year.

Total Wage & Salary Job Creation
2000 - 2050
thousands of jobs

Real Per Capita Personal Income
2000 - 2050
constant 2016 dollars per person
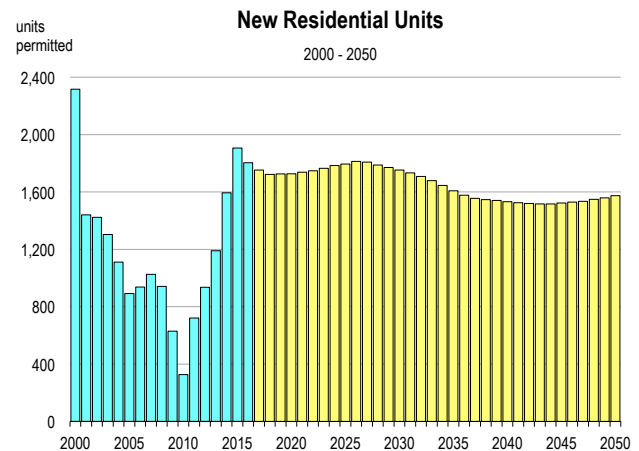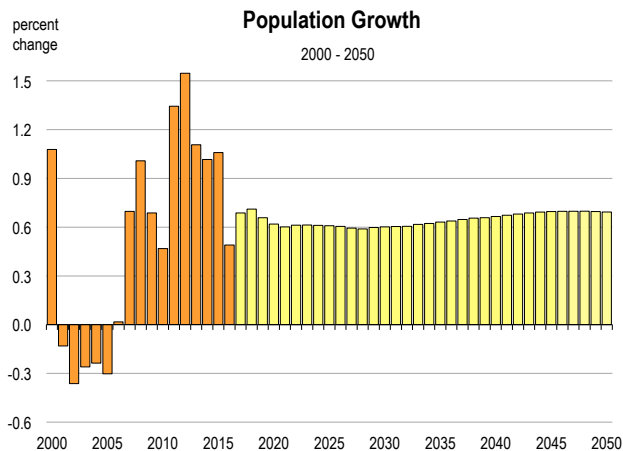
San Mateo County

California

forecast

- Between 2017 and 2022, an average of 1,700 housing permits will be issued each year. The largest development project is the Redwood City Saltworks project, which could produce up to 12,000 homes. If the project is approved, construction would not commence for a number of years, and would extend beyond the year 2022.

- Real per capita income will rise by 3.0 percent in 2017. During the 2017-2022 period, real per capita income is expected to increase by 2.8 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.8 percent per year from 2017 to 2022.

- Industrial production is expected to rise by 3.4 percent in 2017. Over the following five years, the growth rate will average 2.0 percent per year.

San Mateo County Economic Forecast
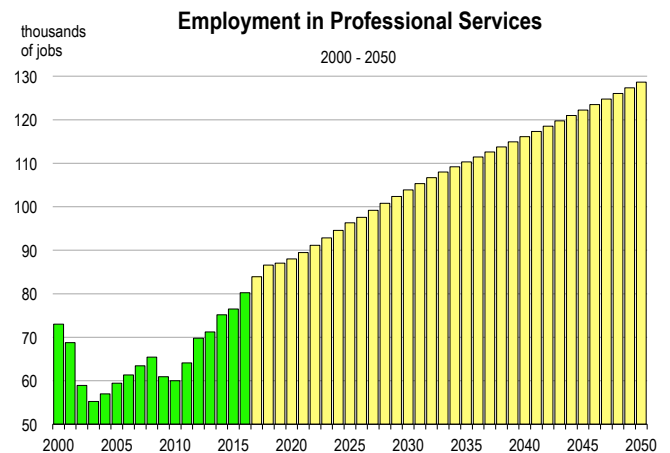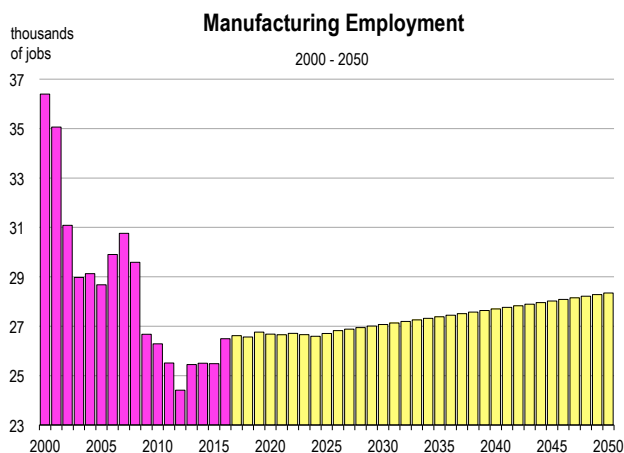## 2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	719,619	-1,560	678	257.8	327	$12.0	$52.9	$86,080	1.3	168.3	9.5	8.4
2011	729,292	5,054	675	258.1	721	$13.0	$58.0	$90,675	2.7	156.3	9.0	7.5
2012	740,568	6,903	684	258.3	935	$13.9	$64.8	$97,192	2.7	155.6	9.0	6.5
2013	748,761	3,828	702	257.9	1,190	$14.6	$65.2	$94,629	2.3	155.6	9.8	5.3
2014	756,371	3,174	716	258.8	1,594	$15.3	$69.7	$97,406	2.8	160.8	10.1	4.2
2015	764,379	3,576	732	259.7	1,907	$15.5	$74.6	$100,581	2.6	136.4	10.3	3.6
2016	768,122	-375	743	261.0	1,804	$15.9	$80.3	$104,567	3.0	129.8	11.1	3.0
2017	773,401	1,387	752	263.0	1,753	$16.4	$85.8	$107,663	3.1	123.3	11.5	2.9
2018	778,900	1,656	758	264.5	1,723	$17.1	$91.9	$111,159	3.0	116.9	11.6	3.0
2019	784,025	1,322	762	266.0	1,726	$17.6	$97.8	$114,511	2.6	110.7	11.8	3.1
2020	788,878	1,090	765	267.6	1,727	$18.3	$104.1	$117,573	3.1	104.6	12.1	3.1
2021	793,623	1,008	770	269.1	1,738	$19.0	$110.7	$120,640	3.0	98.6	12.3	3.1
2022	798,481	1,147	775	270.6	1,748	$19.8	$117.5	$123,450	3.0	92.8	12.7	3.0
2023	803,377	1,216	780	272.1	1,765	$20.5	$124.5	$126,284	3.0	87.2	13.0	3.0
2024	808,286	1,261	785	273.7	1,785	$21.3	$132.1	$129,365	2.9	81.7	13.3	2.9
2025	813,207	1,316	790	275.2	1,795	$22.2	$139.3	$131,824	2.9	76.4	13.6	2.8
2026	818,124	1,332	794	276.8	1,814	$23.1	$146.9	$134,384	2.8	71.3	13.9	2.8
2027	822,984	1,296	798	278.4	1,808	$23.9	$153.6	$135,792	2.9	66.4	14.3	2.8
2028	827,831	1,299	802	280.0	1,788	$24.7	$160.6	$137,404	2.7	61.7	14.7	2.8
2029	832,780	1,399	806	281.5	1,771	$25.5	$167.7	$139,146	2.5	57.1	15.1	2.8
2030	837,790	1,446	810	283.1	1,753	$26.4	$175.0	$140,906	2.4	52.8	15.5	2.8
2031	842,849	1,460	814	284.6	1,733	$27.3	$182.4	$142,674	2.3	48.7	15.9	2.8
2032	847,950	1,450	817	286.1	1,709	$28.3	$189.5	$143,795	2.5	44.8	16.4	2.8
2033	853,181	1,505	821	287.6	1,679	$29.3	$197.6	$145,878	2.1	41.0	16.8	2.7
2034	858,494	1,494	824	289.1	1,646	$30.3	$206.0	$147,697	2.3	37.5	17.3	2.7
2035	863,913	1,513	827	290.5	1,608	$31.4	$214.8	$149,439	2.4	34.2	17.7	2.7
2036	869,424	1,515	830	291.9	1,578	$32.5	$223.6	$150,403	2.8	31.0	18.2	2.7
2037	875,050	1,571	833	293.3	1,556	$33.6	$232.9	$151,311	2.9	28.1	18.7	2.7
2038	880,786	1,646	836	294.7	1,547	$34.7	$242.9	$152,650	2.7	25.4	19.2	2.7
2039	886,583	1,674	839	296.0	1,541	$35.8	$253.2	$153,656	2.9	22.8	19.7	2.7
2040	892,484	1,743	843	297.4	1,532	$37.0	$263.9	$154,737	2.8	20.5	20.3	2.7
2041	898,493	1,811	846	298.7	1,525	$38.1	$274.9	$156,069	2.6	18.3	20.9	2.7
2042	904,608	1,878	849	300.0	1,520	$39.3	$286.3	$157,481	2.5	16.3	21.5	2.7
2043	910,825	1,940	853	301.4	1,517	$40.5	$298.0	$158,970	2.4	14.4	22.1	2.6
2044	917,134	2,002	856	302.7	1,517	$41.6	$310.1	$160,726	2.2	12.7	22.7	2.6
2045	923,517	2,057	859	304.0	1,523	$42.8	$322.4	$162,030	2.4	11.2	23.3	2.6
2046	929,958	2,103	862	305.4	1,530	$44.0	$335.0	$163,401	2.3	9.8	24.0	2.6
2047	936,447	2,141	866	306.7	1,535	$45.3	$347.9	$164,743	2.3	8.5	24.6	2.6
2048	942,984	2,187	869	308.0	1,549	$46.6	$361.7	$166,214	2.3	7.4	25.3	2.6
2049	949,548	2,220	872	309.4	1,559	$47.9	$376.2	$167,813	2.3	6.4	26.0	2.6
2050	956,130	2,258	876	310.8	1,574	$49.2	$391.6	$169,540	2.3	5.5	26.7	2.6

Population Growth
2000 - 2050
percent change

New Residential Units
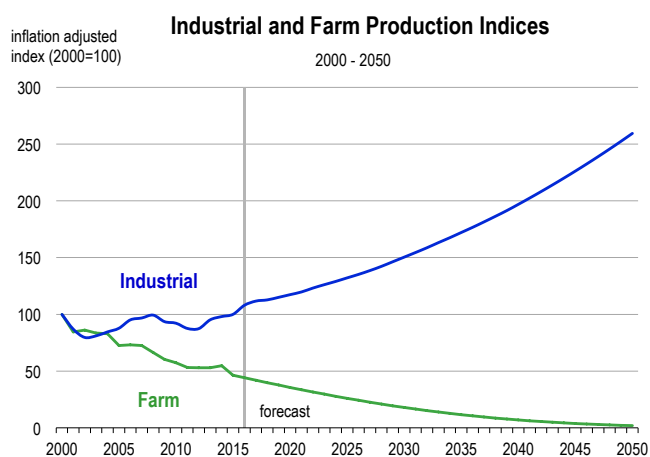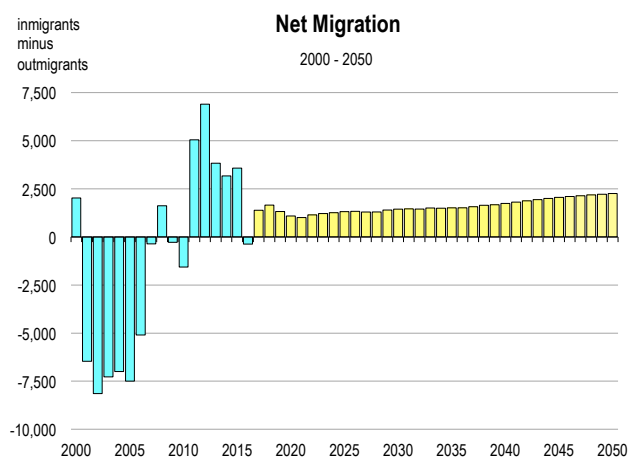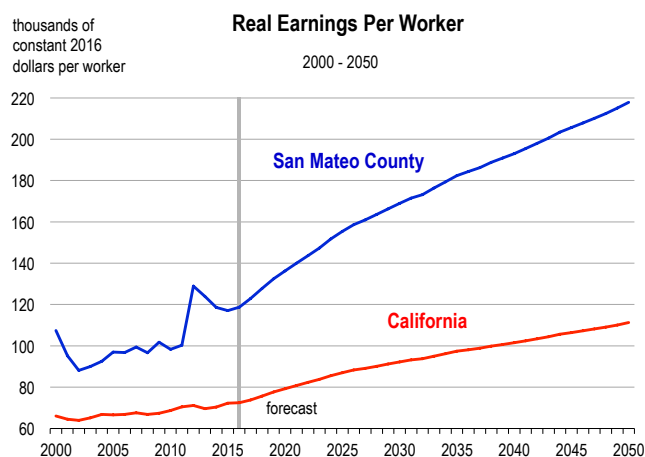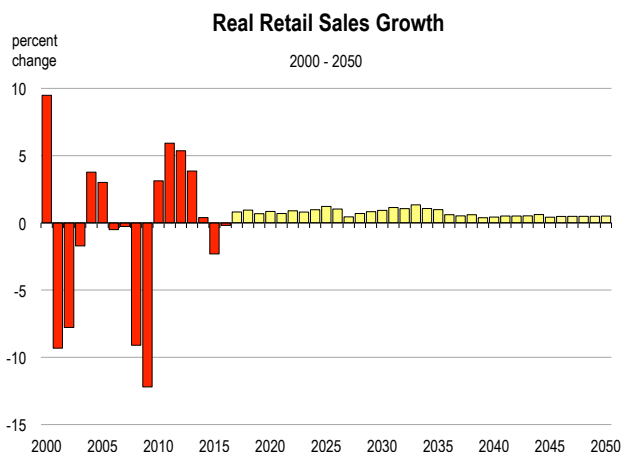2000 - 2050
units permitted

San Mateo County Employment Forecast
2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
					employment (thousands of jobs)							
2010	318.5	1.73	13.4	26.3	24.4	44.0	18.6	60.0	17.5	36.1	33.8	31.3
2011	327.0	1.58	14.5	25.5	24.2	44.3	19.4	64.1	17.9	37.2	35.5	30.6
2012	340.3	1.61	15.3	24.4	25.6	44.7	20.0	69.8	20.9	38.1	36.8	30.3
2013	355.4	1.67	16.8	25.5	27.1	45.3	20.2	71.2	23.8	40.5	39.4	30.4
2014	372.0	1.78	19.3	25.5	27.8	46.5	20.6	75.2	26.3	43.0	40.9	31.2
2015	384.3	1.75	23.1	25.5	28.3	46.0	21.6	76.5	28.1	44.3	42.5	32.7
2016	401.7	1.73	24.7	26.5	31.4	46.5	22.6	80.2	31.4	45.3	43.7	33.6
2017	408.9	1.75	23.1	26.6	32.2	46.9	22.7	83.9	33.0	45.8	44.5	33.9
2018	413.9	1.76	22.4	26.6	32.7	47.5	22.9	86.6	33.7	46.3	44.8	34.0
2019	417.0	1.77	22.1	26.8	33.1	47.8	23.0	87.0	34.6	46.7	45.3	34.0
2020	420.1	1.78	21.8	26.7	33.5	48.1	23.2	88.0	35.1	47.1	45.9	34.2
2021	423.7	1.78	21.7	26.7	33.9	48.4	23.3	89.5	35.4	47.5	46.5	34.2
2022	427.8	1.78	21.7	26.7	34.4	48.7	23.4	91.1	35.5	47.8	47.1	34.3
2023	431.9	1.78	21.9	26.7	34.7	48.9	23.6	92.8	35.9	48.2	47.7	34.3
2024	436.0	1.78	22.2	26.6	35.1	49.2	23.7	94.6	36.4	48.5	48.1	34.4
2025	440.2	1.78	22.3	26.7	35.4	49.5	23.9	96.3	37.0	48.8	48.3	34.5
2026	444.2	1.78	22.6	26.8	35.8	49.7	24.0	97.6	37.9	49.1	48.6	34.7
2027	447.6	1.78	22.7	26.9	36.1	49.9	24.1	99.2	38.3	49.4	48.7	34.7
2028	450.9	1.78	22.7	26.9	36.4	50.0	24.2	100.8	38.8	49.6	49.0	34.8
2029	454.5	1.78	22.7	27.0	36.8	50.1	24.3	102.4	39.4	49.9	49.3	34.9
2030	458.0	1.78	22.8	27.1	37.2	50.2	24.4	103.9	39.9	50.1	49.6	34.9
2031	461.4	1.78	22.8	27.1	37.4	50.3	24.5	105.3	40.5	50.3	50.0	35.0
2032	464.5	1.78	22.7	27.2	37.7	50.4	24.6	106.7	41.1	50.6	50.4	35.0
2033	467.7	1.78	22.7	27.3	38.1	50.5	24.7	108.0	41.7	50.7	50.7	35.1
2034	470.6	1.78	22.6	27.3	38.3	50.6	24.8	109.2	42.3	50.9	51.1	35.1
2035	473.4	1.78	22.5	27.4	38.6	50.7	24.9	110.3	42.9	51.1	51.5	35.2
2036	476.1	1.78	22.4	27.4	38.8	50.7	25.0	111.4	43.6	51.2	51.9	35.2
2037	479.0	1.78	22.4	27.5	39.1	50.8	25.1	112.6	44.2	51.4	52.2	35.3
2038	482.1	1.78	22.5	27.6	39.3	50.8	25.2	113.8	44.8	51.7	52.6	35.3
2039	485.2	1.78	22.6	27.6	39.6	50.8	25.2	114.9	45.4	52.0	53.0	35.4
2040	488.3	1.78	22.7	27.7	40.0	50.8	25.3	116.1	46.1	52.2	53.4	35.4
2041	491.5	1.78	22.8	27.8	40.3	50.8	25.4	117.3	46.7	52.4	53.8	35.5
2042	494.6	1.78	22.9	27.8	40.7	50.8	25.4	118.5	47.4	52.7	54.2	35.6
2043	497.8	1.78	23.0	27.9	41.0	50.8	25.5	119.7	48.0	52.9	54.6	35.6
2044	501.0	1.78	23.2	28.0	41.3	50.8	25.6	121.0	48.7	53.1	55.0	35.7
2045	504.3	1.78	23.4	28.0	41.7	50.7	25.6	122.2	49.4	53.3	55.4	35.7
2046	507.6	1.78	23.6	28.1	42.0	50.7	25.7	123.5	50.1	53.5	55.8	35.8
2047	510.8	1.78	23.8	28.1	42.3	50.7	25.8	124.8	50.7	53.8	56.2	35.8
2048	514.2	1.78	24.1	28.2	42.6	50.6	25.8	126.0	51.4	54.0	56.7	35.9
2049	517.5	1.78	24.4	28.3	42.9	50.6	25.9	127.3	52.1	54.2	57.1	35.9
2050	521.0	1.78	24.7	28.3	43.2	50.6	25.9	128.7	52.8	54.4	57.5	36.0

Manufacturing Employment

thousands of jobs

2000 - 2050

Employment in Professional Services

thousands of jobs

2000 - 2050

Real Retail Sales Growth

percent change

2000 - 2050

Real Earnings Per Worker

thousands of constant 2016 dollars per worker

2000 - 2050

San Mateo County

California

forecast

Net Migration

inmigrants minus outmigrants

2000 - 2050

Industrial and Farm Production Indices

inflation adjusted index (2000=100)

2000 - 2050

Industrial

Farm

forecast

County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:		4.1%
Expected job growth:		4.6%
Fastest growing jobs sector:		Professional Services
Expected personal income growth:		18.4%

Expected population growth:	3.2%
Net migration to account for:	24.8%
Expected growth in number of vehicles:	3.1%

Demographics (2017)

Unemployment rate (April 2017):	2.5%
County rank* in California (58 counties):	1st
Working age (16-64) population:	65.3%

Population with B.A. or higher:	46.0%
Median home selling price (2016):	$1,006,000
Median household income:	$103,207

Quality of Life

Violent Crime rate (2015):	213 per 100,000 persons
County rank* in California (58 counties):	9th
Average commute time to work (2017):	30 minutes

High School drop out rate (2016):	4.9%
Households at/below poverty line (2017):	4.5%

* The county ranked 1st corresponds to the lowest rate in California